023.0	0005	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	776,100 / 776,100
					USE VALUE:	776,100 / 776,100
					ASSESSED:	776,100 / 776,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
35		HENDERSON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARCOUX DONALD & MELINDA	
Owner 2:		
Owner 3:		
Street 1:	35 HENDERSON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,074 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Wood Shingle Exterior and 1668 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6074.000	287,900	6,400	481,800	776,100
Total Card	0.139	287,900	6,400	481,800	776,100
Total Parcel	0.139	287,900	6,400	481,800	776,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 465.29 | /Parcel: 465.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	15496
GIS Ref	
GIS Ref	
Insp Date	07/21/17

!1933!

PREVIOUS ASSESSMENT

Parcel ID: 023.0-0005-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	287,900	6400	6,074.	481,800	776,100	776,100	Year End Roll	12/18/2019
2019	101	FV	231,900	6400	6,074.	511,900	750,200	750,200	Year End Roll	1/3/2019
2018	101	FV	231,900	6400	6,074.	373,400	611,700	611,700	Year End Roll	12/20/2017
2017	101	FV	228,500	5100	6,074.	325,200	558,800	558,800	Year End Roll	1/3/2017
2016	101	FV	228,500	5100	6,074.	277,000	510,600	510,600	Year End	1/4/2016
2015	101	FV	215,200	5100	6,074.	271,000	491,300	491,300	Year End Roll	12/11/2014
2014	101	FV	215,200	5100	6,074.	222,800	443,100	443,100	Year End Roll	12/16/2013
2013	101	FV	215,200	5100	6,074.	212,000	432,300	432,300		12/13/2012

PRINT

Date	Time
12/10/20	17:28:23

LAST REV

Date	Time
08/23/17	08:50:00
apro	
1933	

USER DEFINED

Prior Id # 1:	15496
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARCOUX DONALD	23423-32		7/14/1993		10	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2017	MEAS&NOTICE	HS	Hanne S
9/29/1999	Mailer Sent		
9/29/1999	Measured	264	PATRIOT
5/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6074		Sq. Ft.	Site		0	80.	0.99	1									481,775						481,800	

Total AC/HA: 0.13944 | Total SF/SM: 6074 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 481,775 | Spl Credit | Total: 481,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	175.482
Other Features:	55000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	391221
Depreciation:	103282
Depreciated Total:	287939

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	

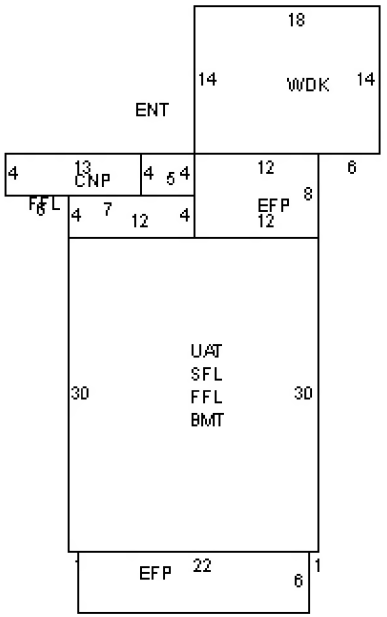
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	175.48
Special Features:	0	Val/Su Net:	97.93
Final Total:	287900	Val/Su SzAd	193.48

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	768	175.480	134,771
BMT	Basement	720	52.640	37,904
SFL	Second Floor	720	175.480	126,347
WDK	Deck	252	9.970	2,512
EFP	Enclos Porch	228	39.160	8,929
UAT	Upper Attic	180	122.840	22,111
CNP	Canopy	52	59.990	3,120
ENT	ENTRY	20	26.400	528
	Net Sketched Area:	2,940	Total:	336,222

Size Ad	1488	Gross Are	3480	FinArea	1668

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 023.0-0005-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X22	A	GD	1925	20.68	T	30	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Featues:		Total:	6,400